



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251096 WELLAND Way, Rural Rocky View County T3R 1L3**

MLS® #: **A2098338**

Area: **Bearspaw\_Calg**

Listing Date: **12/20/23**

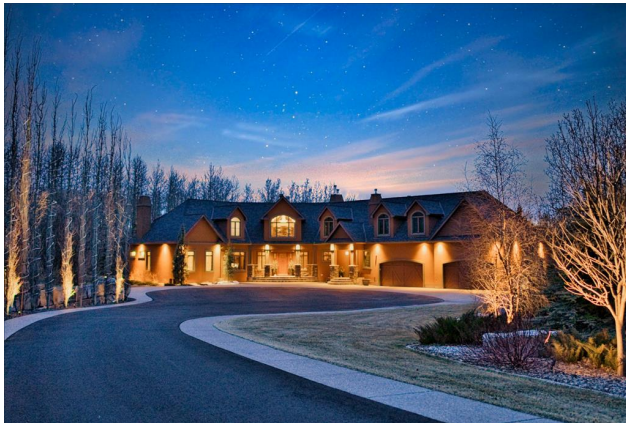
List Price: **\$3,350,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**

Year Built: **2007**  
Lot Information  
Lot Sz Ar: **176,418 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,450**  
Low Sqft:  
Ttl Sqft: **4,450**

DOM

**151**  
Layout  
Beds: **3 (2 1 )**  
Baths: **4.5 (3 3)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**  
Garage Sz: **4**

Access:

Lot Feat: **Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees, Underground Sprinklers, Yard Lights, Paved, Private, Treed, Wooded**

Park Feat: **Additional Parking, Driveway, Electric Gate, Heated Garage, Oversized, Paved, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Fireplace(s), Forced Air, Wood Stove**  
Sewer:  
Ext Feat: **Courtyard, Fire Pit, Garden, Lighting, Private Yard, Storage**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Hardwood, Marble, Stone**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Garage Control(s), Gas Cooktop, Washer/Dryer, Water Softener, Window Coverings**  
Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>19`0" x 12`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>16`10" x 16`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`5" x 21`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 22`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`0" x 8`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`11" x 8`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`3" x 18`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 6`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>22`2" x 13`6"</b>
<b>Den</b>	<b>Main</b>	<b>10`10" x 10`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`6" x 15`8"</b>
<b>Storage</b>	<b>Main</b>	<b>7`0" x 3`1"</b>

3pc Ensuite bath	Upper	11`11" x 5`7"	Bedroom	Upper	15`5" x 17`7"
Library	Upper	10`11" x 21`7"	2pc Bathroom	Upper	6`2" x 6`11"
Office	Upper	14`6" x 25`7"	Furnace/Utility Room	Basement	16`2" x 15`3"
3pc Ensuite bath	Basement	4`10" x 9`8"	Bedroom	Basement	10`4" x 13`3"
2pc Bathroom	Basement	5`2" x 6`11"	Game Room	Basement	19`3" x 13`11"
Wine Cellar	Basement	9`0" x 16`11"	Other	Basement	8`3" x 2`5"
Family Room	Basement	21`6" x 21`5"	Furnace/Utility Room	Basement	10`0" x 12`3"
Storage	Basement	13`3" x 9`11"	Exercise Room	Basement	21`6" x 21`5"
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R-RUR</b>
Legal Desc:	0310708
Remarks	

Pub Rmks:	<p><b>*Watch the full cinematic tour* Welcome to Welland Way, one of Bearspaw's most desirable communities featuring large naturally treed 4-5 acre lots set amongst gently rolling hills and wetlands. At the end of the road, and through your gated entrance, you enter your very own private estate property. Significant investment and thoughtful landscape design combines with the natural beauty of Bearspaw to create a piece of property like no other. Sitting on 4.05 acres, and with nearly 7100 sq. ft. of living space and an oversized 4 car garage, this custom built McKinley Masters home is timeless in it's style and design. A large round drive, massive fieldstone retaining walls, outdoor living spaces nestled out of the wind allowing you to enjoy nature year round. Walking paths through the trees, level yards for entertaining and play, and extreme privacy helps you forget that you are just 7 mins from Calgary's edge. Inside this home you'll enjoy incredible craftsmanship and finishing throughout, with a main floor living. Off the grand entrance you'll find a vaulted 2-storey living room with beams and a natural gas/wood burning fireplace with stone work all the way up to the peak, and huge windows looking out on to nature - where you'll often see deer or moose wandering the valleys. The stone work continues as accents through the dining spaces and in the kitchen as well where you'll find bright cabinetry, dual islands, top of the line appliances and gorgeous marble counters. Walk out to your covered vaulted deck with fireplace and spiral staircase, facing west overlooking your yard. A private office, mud room, laundry complete the north wing. To the south east of the living room, you'll find a main floor primary suite like no other. Custom millwork extends throughout, through your spa like ensuite with large walk-in steam shower, all the way into your walk-in closet. Towel warmers in drawers, and air jet soaker tubs are just a few of the surprises you'll find. A private sitting area and outdoor deck makes a great place to start or finish any day. On the second floor you'll enjoy a large open library space, a generously sized bedroom with ensuite that functions more like a suite, and a vaulted large home office with features like fireplace, home entertainment, wet bar, huge windows overlooking your yard - AND it's own private entrance from the mudroom off the garage. The lower walkout level completes this homes design with incredible spaces for entertaining. The large home theater space with fireplace, a wetbar, gym, bedroom with ensuite, massive games room, and plenty of storage can all be found down here. But it's the 1000 bottle, secure, custom, glass-enclosed wine room that is the show stopper. Bright and spacious, it walks directly out on to your yard. A brand new home-automation system, and meticulously maintained mechanical has this home functioning as if it's new. There is no better lot, home, or value to be found in Bearspaw!</b></p>
Inclusions:	<b>Built-In Coffee Maker, Built-In Freezer Drawers, Built-In Microwave Oven, Built-In Trash Compactor, x2 Dishwashers, x2 Gas Cooktops, x2 Humidifiers, x2 Warming Drawers, x2 Wine Refrigerators, Home Automation System, All Light Fittings, Irrigation System, Smart System, Gate System, Alarm System</b>
Property Listed By:	<b>REAL BROKER</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







